





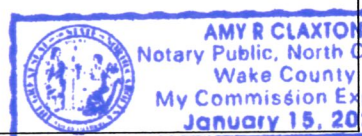
Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 2.2.7 F	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings	
Provide all associated case plan numbers including zoning and site plan: Transaction # 524139	

GENERAL INFORMATION		
Property Address	1501 Nottingham Rd Raleigh NC 27607	Date 9/11/17
Property PIN	0794696309	Current Zoning r-10
Nearest Intersection	Lewis Farm Rd	Property size (in acres) .22 acre
Property Owner	Two Apples Properties LLC	Phone 919-931-6505 Mail 2114 Woodview dr Raleigh NC 27604
		Email stevesypher@aol.com
Project Contact Person Steve Sypher	919-931-6505	Mail 2114 Woodview Dr Raleigh NNC 27604
		Email stevesypher@aol.com
Property Owner Signature		Email stevesypher@aol.com
Notary		
Sworn and subscribed before me this <u>11th</u> day of <u>September</u> , 20 <u>17</u>		Notary Signature and Seal  



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Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	✓	
2.	An application, signed by the property owner and notarized to that effect, is required.	✓	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	✓	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	✓	

Two Apples Properties requests an administrative alternate for UDO Article 2.2.7F- Residential infill Compatibility

The nature of the request is based on the following:

1)Intent: The subject property is part of a recombination and sub division of lots 43&43 of Sunset Hills sub division so that the lots are oriented toward Nottingham rd vs Lewis Farm rd. The new lots met all applicable standards per the city of Raleigh.


2)- Proposed new construction of a new single family dwelling on the lot in a r-10 zoning district are all satisfied per residential setbacks. The new orientation of the lot being on a corner(Northwest corner of Lewis Farm/Nottingham rd)was intended to set a new block face on Nottingham Rd.

3)- The applicant requests an administrative alternate to the primary street block face setbacks.

The primary block face in this instance is Lewis Farm Rd per infill standards, the UDO requires that corner lots are subject to the next three lots on the block face to establish the setback. The next three lots have an average front yard setback of approx 53'. Because these adjacent lots are facing Lewis Farm Rd and are approx 225' in depth this is easily attained and meets standards. The hardship with the subject lot is that it has been reduced in depth to 113' after recombination from Lewis Farm rd street frontage. If held to the UDO standard the setback requirement would represent 49% of the lot be a primary street setback and thus unbuildable.

The request is for the alternate to allow the original intent of setting the primary block face toward Nottingham rd with which it will align with the new construction home located next door at 1505 Nottingham Rd. All setbacks for the corner lot will be achieved as per code, a new two story single family home will go back which is in style and size of the homes being razed and rebuilt in the area. The request is consistent in nature with the overall goals of the infill guidelines per the UDO.

Thank you

A handwritten signature in black ink, appearing to read 'Steve Sypher', with a long horizontal line extending to the right.

Steve Sypher/ Manager

Two Apples Properties

2114 Woodview Dr

Raleigh NC 27604

NOTE:
ALL CONSTRUCTION SHALL BE PER CITY
OF RALEIGH AND NCDOT STANDARDS AND
SPECIFICATIONS.

SCOTT & AIMEE SUDDRETH
PIN 0794696510
DB 16732 P 2610
LOT 43 OF BM 2016 P 296

DONNA C. KILBURN &
BRENDA C. MCLEOD
PIN 0794695425
DB 10820 P 1444
LOTS 41 & 42 OF BM 1945 P 98

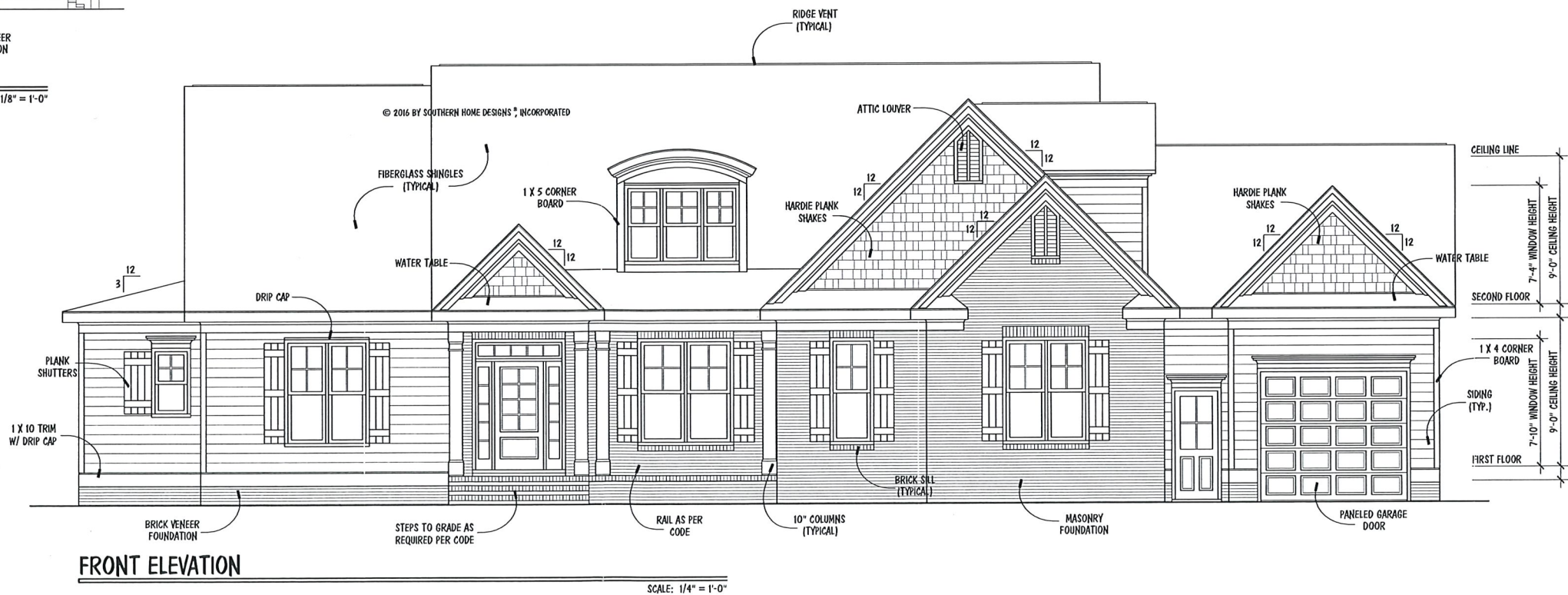
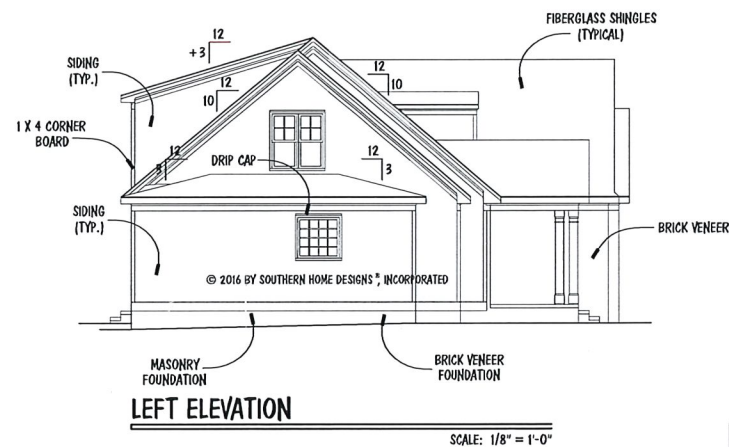
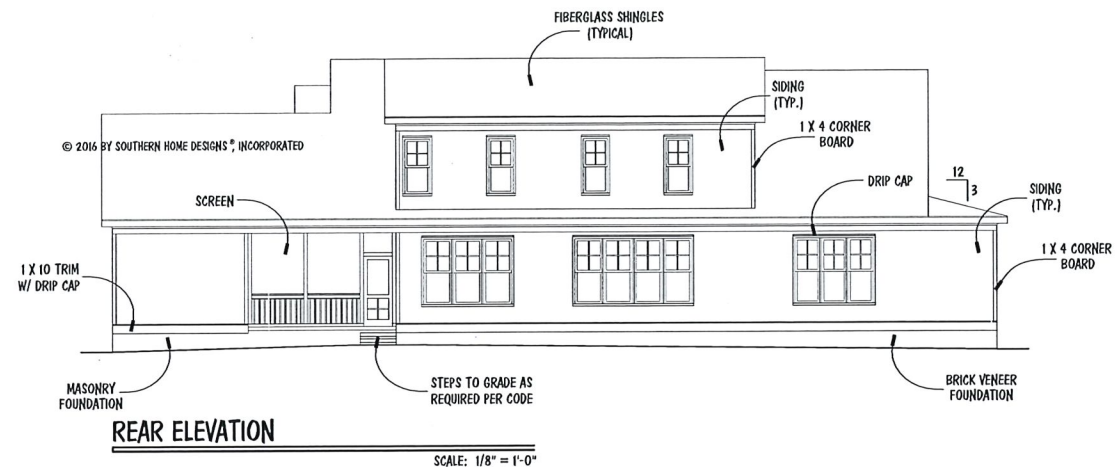
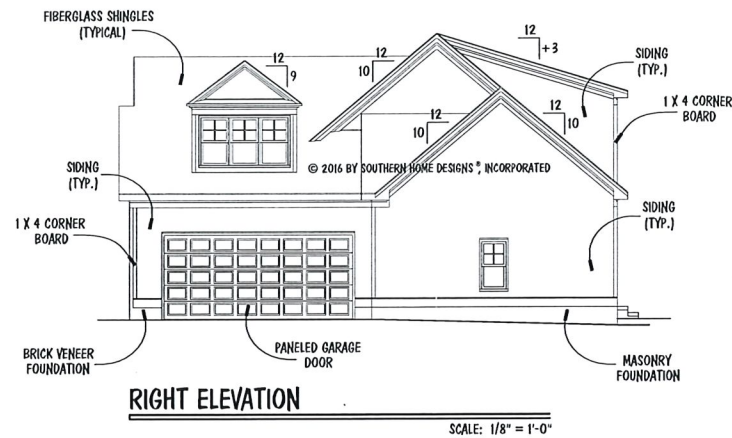
PROPOSED DRIVEWAY IS 12' WIDE
AT R/W & MORE THAN 18' DEEP.

3.5' RADIUS TYPICAL.

EXISTING DRIVEWAY APRONS

LEWIS FARM ROAD
60' PUBLIC R/W
BM 1945 P 98

NOTTINGHAM ROAD
FORMERLY BEAVER DAM ROAD
60' PUBLIC R/W
BM 1945 P 98



Flip plan

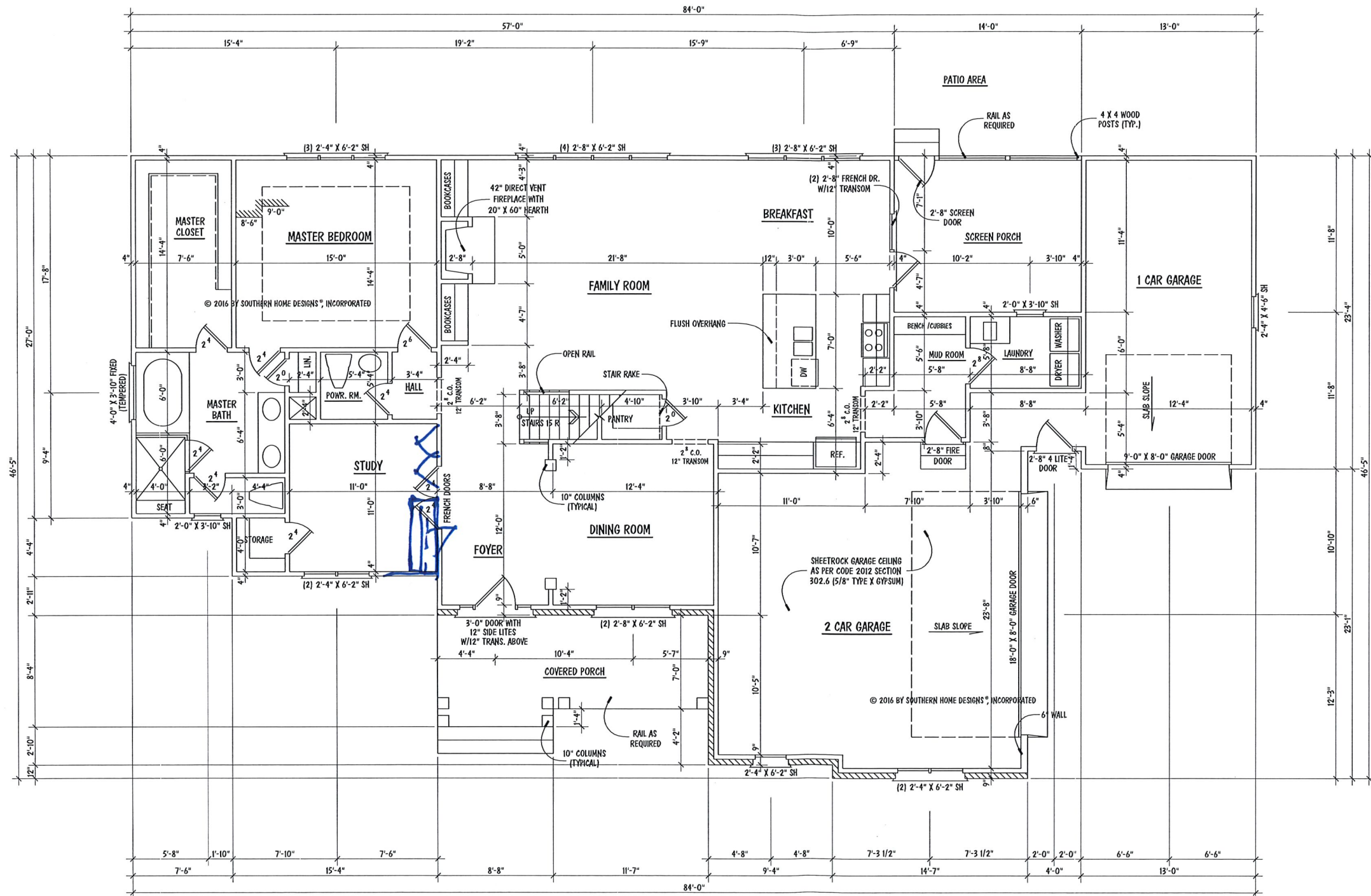
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Southern Home Designs
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455 Swiftside Drive, Suite 105, Cary, NC 27518
919.380.7400 Office 919.380.7464 Fax
Email: shd@nc.rr.com

THE
CHANDLER 2016

ENGR. #:
DATE: 03-30-16
SHEET: A-1
PLAN #: 16-033016



- NOTES:
- 9'-0" CEILING HGT. (TYP.) U.N.O.
 - SET WINDOWS @ 7'-10" A.F.F. (TYP.) U.N.O
 - SET WINDOW IN MASTER TOILET @ 7'-4" A.F.F.
 - STAIRS: UP 15 R (TYP.), 1ST FLOOR TO 2ND FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	1815
SECOND FLOOR	1329
TOTAL	3144
MISCELLANEOUS	
GARAGE	890
FRONT PORCH	153
SCREEN PORCH	163
MECH. / STOR.	422

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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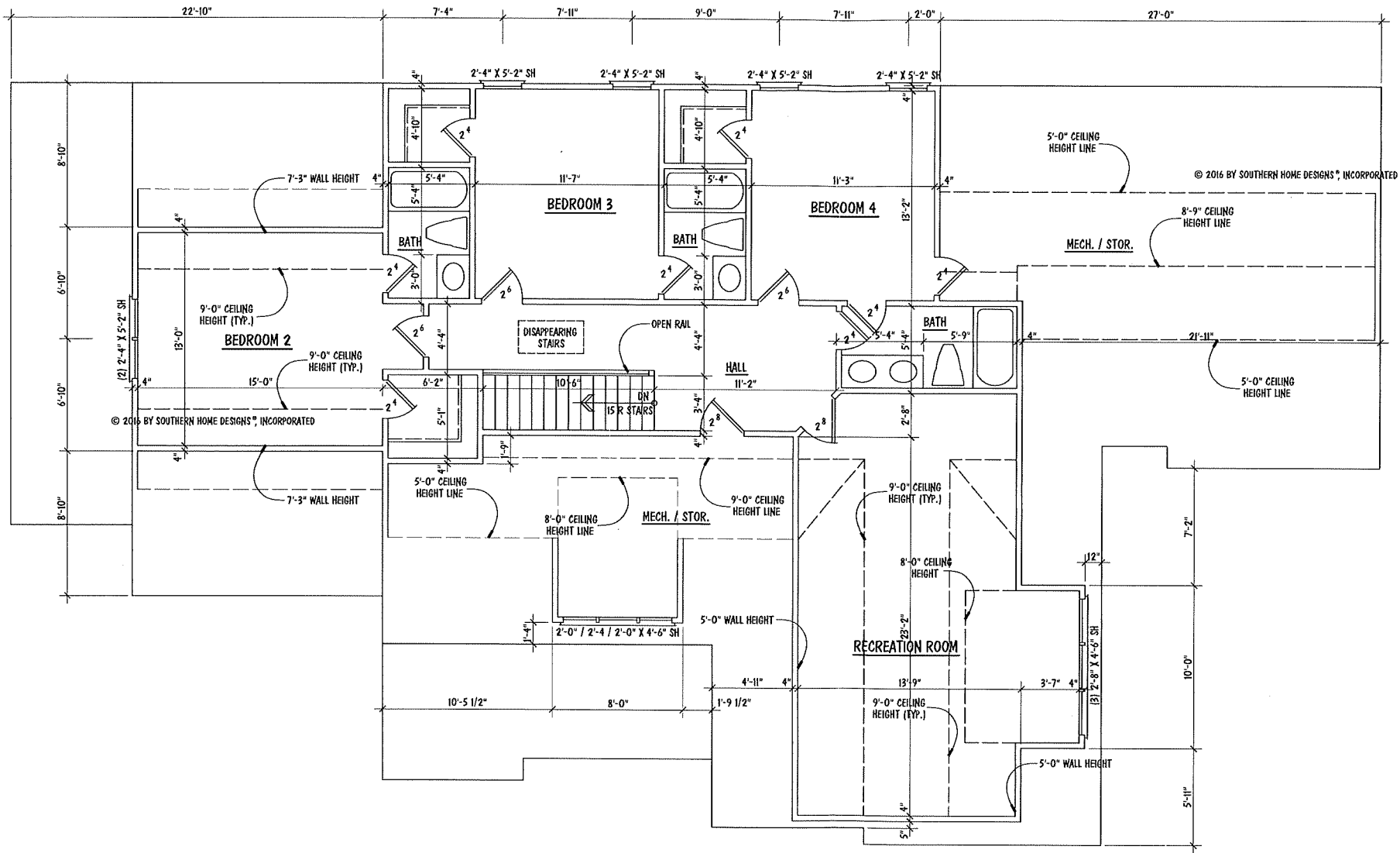
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Email: shd@nc.rr.com

THE
CHANDLER 2016

ENGR. #:
DATE: 03-30-16
SHEET: A-2
PLAN #: 16-033016



- NOTES:
- 9'-0" CEILING HGT. (TYP.) U.N.O.
 - SET WINDOWS @ 7'-4" A.F.F. (TYP.) U.N.O.
 - SET WINDOWS IN BEDROOM 2 @ 7'-8" A.F.F.
 - SET WINDOWS IN RECREATION ROOM @ 7'-0" A.F.F.
 - STAIRS: DN 15 R (TYP.), 2ND FLOOR TO 1ST FLOOR

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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THE
CHANDLER 2016

ENGR. #:
DATE: 03-30-16
SHEET: A-3
PLAN #: 16-033016